018.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,346,400	/	1,346,400
USE VALUE:	1,346,400	/	1,346,400
ASSESSED:	1,346,400	/	1,346,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LATORRE EMILIO &
Owner 2:	TUCKER SARAH G
Owner 3:	
Street 1:	201 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHLOMING RAFAEL & TSOI GLORIA -
Owner 2:	-
Street 1:	201 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,438 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Brick Exterior and 4533 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10438.000	789,200		557,200	1,346,400
Total Card	0.240	789,200		557,200	1,346,400
Total Parcel	0.240	789,200		557,200	1,346,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.02 | /Parcel: 297.0

Legal Description

User Acct 12444

GIS Ref

GIS Ref

Insp Date 08/07/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	789,200	0	10,438.	557,200	1,346,400	1,346,400	Year End Roll	12/18/2019
2019	101	FV	558,300	0	10,438.	592,000	1,150,300	1,150,300	Year End Roll	1/3/2019
2018	101	FV	558,300	0	10,438.	431,800	990,100	990,100	Year End Roll	12/20/2017
2017	101	FV	558,300	0	10,438.	376,100	934,400	934,400	Year End Roll	1/3/2017
2016	101	FV	517,300	0	10,438.	320,400	837,700	837,700	Year End	1/4/2016
2015	101	FV	504,600	0	10,438.	313,400	818,000	818,000	Year End Roll	12/11/2014
2014	101	FV	504,600	0	10,438.	257,700	762,300	762,300	Year End Roll	12/16/2013
2013	101	FV	504,600	0	10,438.	245,200	749,800	749,800		12/13/2012

!1492!

PRINT

Date	Time
12/10/20	17:04:39

LAST REV

Date	Time
09/20/18	17:20:05
danam	
1492	

USER DEFINED

Prior Id # 1:	12444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHLOMING RAFAE	1403-105		8/3/2011	Change>Sale	630,000	No	No		
GK DEVELOPMENT	1318-120		4/25/2006		635,000	No	No		
ROMAN CATHOLIC	1306-25		8/10/2005	Mult Lots	1,800,000	No	No		
	254-113		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1210	Porch	35,088	C				
3/24/2016	314	Add Bath	112,867					Add mastrbath, ren
1/18/2012	66	Redo Kit	188,868	C				RENO 1ST FLOOR/HBA
8/16/2011	869	Renovate	184,979	C				2ND FLOOR / CREAT
11/15/1993	569	Manual	2,580					ROOF COVER/STAIRCA

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Left Notice	DGM	D Mann
6/27/2012	Left Notice	JBS	JOHN S
6/12/2012	Info Fm Prmt	BR	B Rossignol
4/23/2012	Info Fm Prmt	BR	B Rossignol
11/3/2011	MLS	EMK	Ellen K
5/13/2009	Measured	372	PATRIOT
11/5/2006	MLS	HC	Helen Chinal
5/1/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10438		Sq. Ft.	Site		0	80.	0.67	1			Med. Tr	-5					557,190						557,200	

Total AC/HA: 0.23962 | Total SF/SM: 10438 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 557,190 | Spl Credit | Total: 557,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94395292
Const Adj.:	1.08139169
Adj $ / SQ:	127.598
Other Features:	169000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	884725
Depreciation:	95550
Depreciated Total:	789175

COMMENTS

FORMERLY PARSONAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	8	Baths:	4	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	18	8	
Totals			
1	18	8	

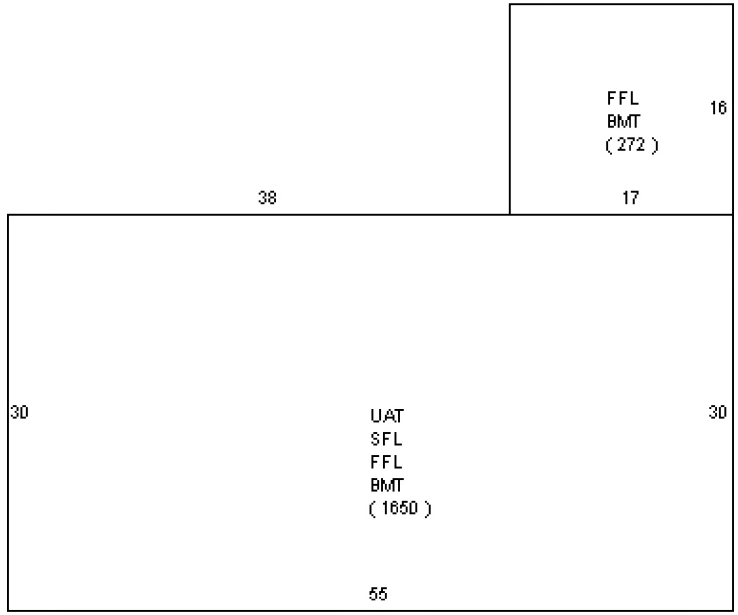
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.39
Special Features:	0	Val/Su Net:	133.60
Final Total:	789200	Val/Su SzAd	220.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,922	44.400	85,345
FFL	First Floor	1,922	127.600	245,243
SFL	Second Floor	1,650	127.600	210,536
UAT	Upper Attic	413	51.040	21,054
	Net Sketched Area:	5,907	Total:	562,178
Size Ad	3572	Gross Are	7144	FinArea 4533

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More: N	Total Yard Items:		Total Special Featues:		Total: